



Front Street, Westgate, DL13 1SB  
3 Bed - House - Semi-Detached  
Starting Bid £155,000

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

# Front Street Westgate, DL13 1SB

For sale by modern auction, guide price £155,000 plus reservation fee

\* NO ONWARD CHAIN \* GENEROUS SIZE GARDENS \* PLEASANT OUTLOOK \* VIEWING HIGHLY RECOMMENDED \*

Robinsons are excited to offer to the sales market, with the benefit of no onward chain this three bedroom semi-detached house. The property sits on a generous size plot with gardens to the front and side and enjoying a pleasant outlook over woodland area. The property is warmed by solid fuel central heating and has electric radiators, the windows are double glazed.

The internal accommodation comprises; entrance hallway, leading to the lounge which enjoys views over the rear garden. Inner hallway with under stairs storage cupboard and re-fitted kitchen. Second reception room which has most recently been used as a bedroom and has a en-suite shower room.

To the first floor there are three bedrooms and a family bathroom.

Outside the gardens are well stocked with mature shrubs and flower beds and has a pleasant outlook. The gardens have patio areas and brick built storage sheds.

Westgate is a popular village in upper Weardale and is on a bus route. The village is surrounded by an abundance of countryside views and walks and is in close proximity of St Johns Chapel village.

Contact Robinsons for further information and to arrange an internal viewing.













#### Agents Notes

Electricity Supply: Mains  
Water Supply: Mains  
Sewerage: Mains  
Heating: Solid fuel central heating  
EPC Rating: F  
Tenure: Freehold  
Durham Council Tax Band: B  
Annual Price: £1,891  
Broadband

Basic  
13 Mbps  
Superfast  
80 Mbps  
Mobile Signal: Average/Good

#### Disclaimer

The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

#### Modern auction

##### Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor. This additional time allows buyers to proceed with mortgage finance.

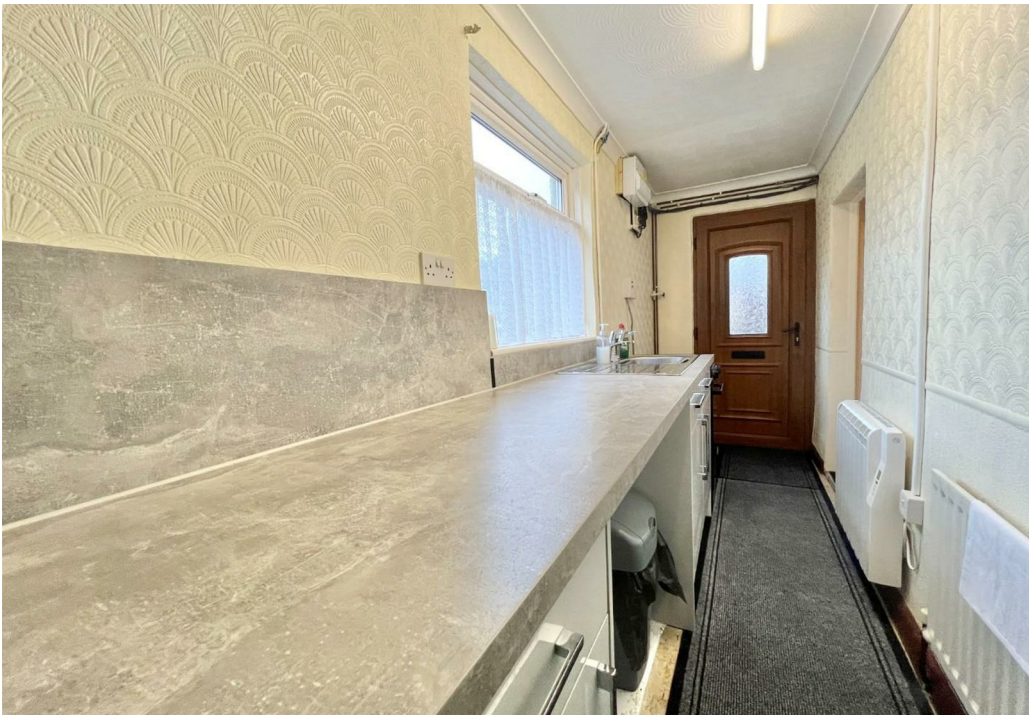
The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

#### Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.







# Front Street Westgate

Approximate Gross Internal Area  
891 sq ft - 83 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		88
(81-81)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	27	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC



**GROUND FLOOR**

**FIRST FLOOR**

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



Royal Corner, Crook, County Durham, DL15 9UA  
Tel: 01388763477  
info@robinsonscrook.co.uk  
www.robinsonsestateagents.co.uk

